

Listing of Claims

This listing of claims will replace all prior versions and listings of claims in the application:

1. (currently amended) A system for establishing a lease agreement between a first party and a second party, wherein the lease agreement is executed over a computer network, comprising:
 - a listing module configured to provide over the computer network a list of units available for leasing;
 - a scoring module configured to screen an applicant;
 - a leasing module configured to provide a lease agreement and receive acceptance of the lease agreement over the computer network; and
 - a payment module configured to receive payment over the computer network.
2. (original) The system of claim 1, wherein the listing module is further configured to provide a vacancy forecast for prospectively available units.
3. (original) The system of claim 2, wherein the listing module is further configured to provide a list of fees and deposits for each available unit and for each prospectively available unit.
4. (original) The system of claim 1, wherein the scoring module screens the applicant based on a set of demographic information provided by the applicant.
5. (original) The system of claim 4, wherein the scoring module further performs online credit checks.
6. (original) The system of claim 5, wherein the scoring module further performs a real-time background check.

7. (original) The system of claim 6, wherein the scoring module further allows a single application for multiple units.
8. (original) The system of claim 7, wherein the scoring module is further configured to accept or deny the applicant.
9. (original) The system of claim 8, wherein the scoring module is further configured to provide unit vacancy and yield management.
10. (original) The system of claim 1, wherein the leasing module is further configured to provide a single or joint application lease.
11. (original) The system of claim 10, wherein the leasing module is further configured to determine the security deposit.
12. (original) The system of claim 11, wherein the leasing module is further configured to accept an electronic signature from the applicant.
13. (original) The system of claim 1, wherein the payment module is further configured to accept an electronic payment.
14. (original) The system of claim 13, wherein an electronic payment comprises a credit card payment, electronic funds transfer payment, or an online check payment.
15. (original) The system of claim 14, wherein the payment module is further configured to send periodic billing statements, process periodic payments, and keep payment records for an established lease.
16. (original) The system of claim 1, further comprising a commerce module configured to provide electronic services and information services to the applicant.
17. (original) The system of claim 16, wherein the electronic services comprise stock quotes, bill payments, and third party transactions.

18. (original) The system of claim 16, wherein the information services comprise concierge service and to-do checklist reminders.

19. (currently amended) A method for establishing a lease agreement between a first party and a second party, wherein the lease agreement is executed over a computer network, comprising:

providing over the computer network to a first party a list of units available for leasing;

receiving over the computer network from the first party a request to lease a unit;

screening the first party based on information provided by the first party over the computer network;

compiling a lease agreement pertaining to the first party, a second party, and the requested unit;

presenting the lease agreement over the computer network;

receiving from the first party approval acceptance of the lease agreement over the computer network; and

receiving payment from the first party over the computer network.

20. (original) The method of claim 19, wherein the providing step further comprises:

providing a list of currently available units; and

providing a list of prospectively available units.

21. (original) The method of claim 20, wherein the screening step further comprises:

receiving a set of demographic information;

scoring the first party based on the demographic information; and

determining the suitability of the first party based on the score.

22. (original) The method of claim 21, wherein the receiving payment step further comprises:

- receiving credit card information from the first party;
- receiving payment approval from the first party;
- providing the credit card information to a credit card processor; and
- receiving a payment confirmation from the credit card processor.

23. (original) The method of claim 22, further comprising the steps of:

- providing a payment status based on the payment confirmation; and
- presenting a payment receipt to the first party.

24. (currently amended) A computer readable medium having stored thereon one or more sequences of instructions for causing one or more microprocessors to perform the steps for establishing a lease agreement between a first party and a second party, wherein the lease agreement is executed over a computer network, the steps comprising:

providing over the computer network to a first party a list of units available for leasing, comprising:

a set of currently available units; and

a set of prospectively available units;

receiving over the computer network from the first party a request to lease a unit;

receiving over the computer network a set of demographic information pertaining to the first party;

scoring the first party based on the demographic information;

determining the suitability of the first party based on the score;

compiling a lease agreement pertaining to the first party, a second party, and the requested unit;

presenting the lease agreement to the first party over the computer network ;

receiving from the first party over the computer network approval acceptance of the lease agreement;

receiving from the first party over the computer network electronic payment information;

processing the electronic payment;

providing a payment status to the first party; and

presenting to the first party a payment receipt upon successful completion of the electronic payment transaction.